

DATE: 04.15.2016

TO: ProTrak

FROM: Bill McDow
Transportation Planning

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■ **SEAHAWK COVE [TRC Plan Review# 2]**

Initial Review Note

All comments are based on adopted policy documents, specific City of Wilmington Land Development Code (CofW LDC) and City of Wilmington Technical Standards and Specifications Manual (CofWTSSM) requirements in effect at the time of this review. These have been noted after the comment as appropriate for your ease in further research.

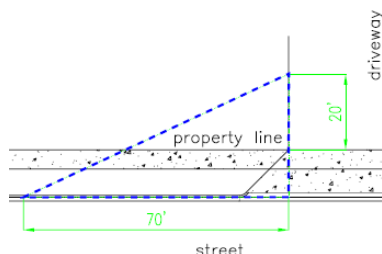
The City Engineer may administratively approve dimensional variance requests per LDC Sec. 18-348. If the Applicant feels further interpretation is in order, please contact Transportation Planning directly to discuss in additional detail. Please apply for all administrative variances in writing, an email is acceptable or this may be included on the plan set. Please see Sec. 18-348 of the Land Development Code for the information required to process a variance request.

TECHNICAL STANDARDS – DRIVEWAY ACCESS (Major Thoroughfares):

1. Driveways for lots along major thoroughfares must at least 75' offset from property lines to the curb line. [Chapter VII, Section C .2. c, pg. 7-13 CofWTSSM]

TECHNICAL STANDARDS – ACCESS (driveway, sidewalk, and sight distance):

2. Driveways shall be City-standard ramp-type driveways. Show appropriate City standard detail(s) for a commercial driveway on the plan. [Chapter VII ,Detail SD 3-03 CofWTSSM]
Radius vs commercial
3. Dimension driveway widths and tapers. [Sec.18-529 CofW LDC]
4. The public sidewalk is located within the property line for this project. A pedestrian access easement will be required for this sidewalk.
5. Show and apply the City's 20'x70' sight distance triangle at each on the site plan and landscaping plan. [Sec.18-529(c)(3)CofW LDC] Add a note indicating that all proposed vegetation within sight triangles shall not interfere with clear visual sight lines from 30"-10'. [Sec.18-566 CofW LDC]



TECHNICAL STANDARDS – PARKING:

6. Please verify the location of the final 2 parking spaces at the SE portion of the parking lot. Portions of the proposed development do not appear to be in compliance with the 500'/800' rule pertaining to the maximum length of a private drive/parking lot. [Chapter VII , C (4), pg. 7-15 to 7-16 CofWTSSM]

TECHNICAL STANDARDS – Barrier Free Design:

7. Show the pedestrian access easement on the site plan and landscaping plan, along with any pedestrian access to the active and passive recreation areas.

MISCELLANEOUS:

- ❖ Permitting of business identification signage is a separate process. NCDOT/ City of Wilmington will not allow obstructions within the right of way.
- ❖ Contact Alina Dorofeeva at 341-7888, Alina.Dorofeeva@wilmingtonnc.gov, to discuss street lighting options.

Please let me know if you have any questions or if I can be of further assistance as this development moves through the review process.